

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
84 -86		PALMER ST, ARLINGTON

## OWNERSHIP

Owner 1:	HERLIHY RICHARD J / ETAL / TRS			
Owner 2:	HERLIHY-MASON FAMILY REV TRUST			
Owner 3:				
Street 1:	29 CANTERBURY RD			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	01890	Type:		

## PREVIOUS OWNER

Owner 1:	MILNER MARGARET M/ TRUSTEE -		
Owner 2:	BRIDGET DOHERTY IRREVOCABLE TR -		
Street 1:	176 OLD RIVER RD		
Twn/City:	LINCOLN		
St/Prov:	RI	Cntry	
Postal:	01773		

## NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2945 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 Half Bath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.11676	Total SF/SM:	5086	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458.066	Spl Credit	Total:	458.100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1  
CARD

## Residential

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

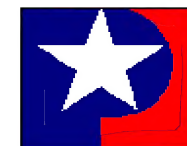
Total Card /

Total Parcel

1,129,100

**1,129,100**

**1,129,100**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	28874
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

### ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	USPS	MM	Mary M
2/4/2020	Mail Update	JO	Jenny O
1/7/2020	SQ Returned	JO	Jenny O
5/26/2015	Permit Insp	PC	PHIL C
1/20/2009	Meas/Inspect	189	PATRIOT
4/25/2000	Inspected	263	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		CM	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

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## EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	E	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	11X18	A	AV	1940	13.81	T	40	104			1,600			1,600
1	Metal Shed	D	Y	1	10X8	A	AV	1988	0.00	T	24.8	104						

More:	N	Total Yard Items:	1,600	Total Special Features:		Total:	1,600
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## BATH FEATURES

Full Bath:	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

## OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

## DEPRECIATION

Phys Cond:	GV	- Good-VG	10.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			10.8	%

## CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.09604919
Const Adj.:	1.07800233
Adj \$ / SQ:	212.678
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750419
Depreciation:	81045
Depreciated Total:	669373

## COMMENTS

1 GAS 1 OIL)STEAM. SAW 1 UNIT.

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM	s	11	BR	s	4	Bath	s	3	HB			

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

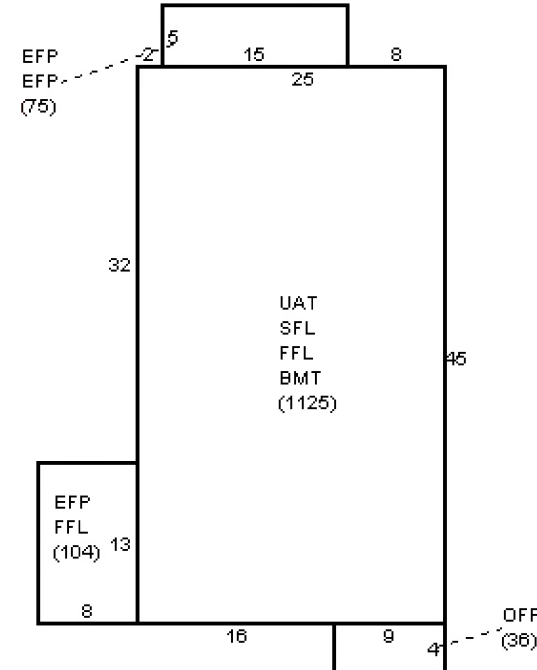
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	212.68	
Special Features:	0	Val/Su Net:	165.28	
Final Total:	669400	Val/Su SzAd	284.37	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,229	212.680	261,381	
BMT	Basement	1,125	71.970	80,966	
SFL	Second Floor	1,125	212.680	239,263	
UAT	Upper Attic	281	102.090	28,712	
EFP	Enclos Porch	254	40.900	10,389	
OPF	Open Porch	36	47.430	1,708	
Net Sketched Area:		4,050	Total:	622,419	
Size Ad	2354	Gross Area	4894	FinArea	2945

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
UAT	100	FLA	50	F	

## IMAGE

AssessPro Patriot Properties, Inc

